

Waterfront gem offers epitome of South Florida living

Highly desirable Keystone Point Marina — minutes from beaches — is the setting for this spectacular five-bedroom, four-bath waterfront residence. Comprising 3,829 square feet of casual elegance and offered at \$1,599,000, the tranquil and well-appointed property is located at 13005 Arch Creek Terrace in North Miami.

Soaring ceilings, gleaming floors and large expanses of glass fill the



generous living spaces with natural light. Two granite-topped islands — one with a double sink and snack-bar seating, the other with cooktop and range hood — anchor the spacious kitchen,

which boasts handsome wood cabinetry and top-of-the-line stainless-steel appliances. The bedrooms are generous, and baths smartly contemporary with upscale touches including large frameless glass showers, deep soaker tubs and double vanities.

The outside leverages an exquisite waterfront location and celebrates the South Florida lifestyle. Sliding glass doors open to an enormous and newly renovated redwood deck with a sparkling pool. A large tiki-style pavilion shelters a fully equipped outdoor kitchen with a built-in grill. With wired TV hookup and offering ample space for alfresco dining, this breezy exterior living area is ideal for entertaining. A brand-new dock beckons boaters to explore the waterway, which has ocean access with no fixed bridges.

This thoughtfully planned home is hurricane-



Keystone Point Marina is a gated waterfront community in North Miami.

equipped with a Generac generator to support the entire house and top-rated impact windows throughout. A two-car garage and circular driveway add convenience.

Keystone Point Marina is a gated waterfront community with 24-hour security and is in close proximity to excellent schools.

For more information, contact Jason Davis at 786-356-7211.



Large expanses of glass fill living spaces with natural light.



The pool and deck celebrate South Florida's breezy lifestyle.

Set the scene at home with a distinctive foyer



Courtesy of Fernandez Brena Design

A feature table can be an eye-catching and functional element in a foyer.

BY JANA SOELDNER DANGER
Special to South Florida Home

The foyer is the introduction to a home. Although foyers vary in size and architectural style, it is important for this immediately visible space to make a strong statement.

"The foyer sets the stage for your whole design," said Fanny Haim, an interior designer in Miami.

"It's the first thing you see when you step inside," said Cary Fernandez, a designer with Fernandez Brena Design in Coral Gables. "It welcomes you and can say a lot about the family and the lifestyle of the family who lives there."

Some foyers are large and majestic. Others are small or even nonexistent. "If it's just an open space, I like to create the illusion of a foyer with a wall or ceiling application that differentiates it from the overall space," Haim said. "You can use an architectural feature that defines the space but doesn't necessarily close it."

"Color should be a taste of whatever you'll see in the rest of the house," Fernandez said. "If the house has a serene palette, you might do that, but it can also be an opportunity



Courtesy of Fernandez Brena Design

The design of a foyer depends on the architectural style.

for something fun. If you want to add a punch of color or pattern but don't want to go so far as to put it on the walls, you can do it with pillows. Or use an area rug with an animal or foliage print."

"Some condos don't have foyers, but if it's a separate area, you can have a decorative wall treatment or an accent wall, some-

thing that can be impactful," said Alena Capra, an interior designer in Fort Lauderdale. "You can change up the color on the walls or wallcovering. It's an opportunity to introduce something unique and bold."

Is there an ugly door leading to another room? "Hide an unattractive door with paneling," Haim said.

FLOORING

Should flooring be the same or different from the spaces beyond? "Using the same flooring throughout creates continuity and flow to the other areas of the house," Capra said.

On the other hand: "In some traditional homes, a floor medallion or marquetry can be stunning," Fernandez said. "On a staircase, you might want to do carpet to add softness."

WINDOWS AND LIGHTING

Are there windows? "You can create drama or flair with draperies," Fernandez said. "Shutters can give you a Caribbean look."

"Look for a wow light fixture," Capra said. "It's one of the first things you'll see. The height and size will be determined by the height of the ceiling. If it's a house with a high ceiling, go with an eye-catching chandelier, a large piece that can be easily seen. In a condo with a low ceiling, look for something decorative that's flush or semi-flush."

"Use beautiful sconces," Fernandez said.

FUNCTIONALITY

The foyer should be a useful space, not just an attractive one, so think about functionality. "It's the last check point when

you go out," Capra said. "It's very important to have a mirror."

"It's a place to check your lipstick or take a last look at what you're wearing," Fernandez said.

Or go further and cover a wall completely with a bronze-tinted mirror, Haim suggested. "It gives the impression there's more space," she said. "You can put a decorative screen over it to suggest space beyond it."

A table can be both useful and decorative. In a large foyer, a round feature table that sits in the middle of the space can be a good choice, Fernandez said. "You can put fresh flowers on it. They'll look good and smell good."

In smaller foyers, however, a console table that sits against a wall will be a more practical choice. "A small console table works

SEE FOYER, 3C



Jorge L. Guerra, Jr.
2018 Residential President
MIAMI Association of REALTORS®

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Community Initiatives

With the help of a \$75,000 grant from the National Association of Realtors (NAR), MIAMI participated in more than 20 local community initiatives in 2019. Below are a few of the highlights:

MIAMI hosted a groundbreaking in January for a South Miami cargo container home prototype. For the third consecutive year, MIAMI members and peers fed dinner to 500 homeless residents at the Chapman Partnership's Downtown Miami Homeless Assistance Center.

What next? Miami is fortunate to host Super Bowl LIV on February 2, 2020. In anticipation of this big event, MIAMI is partnering with the Rebuilding Together, the National Football League (NFL), Lowes and more to rehab 8-12 homes in the City of Miami on January 31.

As we continue to work for you, we wish you and your families a happy, healthy and prosperous New Year!

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